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89-0-32 ✓

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KNOW ALL MEN BY THESE PRESENTS,

THAT I, James A. McBrady, of Falmouth, County of Cumberland,
and State of Maine,

in consideration of One Dollar (\$1.00) and other valuable
consideration

paid by Jerome Gerard and Karla Gerard

whose mailing address is 53 Francis Street
Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby GIVE,
GRANT,

BARGAIN, SELL AND CONVEY unto the said

Jerome Gerard and Karla Gerard

TRANSFER
TAX
PAID ✓

as joint tenants and not as tenants in common, their heirs and
assigns forever,

A certain lot or parcel of land situated in Waterville in the
County of Kennebec, and State of Maine, bounded and described as
follows:

Beginning at a point marked with an iron pin and representing the
westerly corner of Lot 32 also representing the northerly corner
of Lot 31; thence, heading N 44 degrees 39' 11" E 138.00 (One
Hundred Thirty Eight and no One Hundredths feet) along Ridge Road
and the northwesterly line of said Lot 32 to a point marked with
an iron pin and representing the northerly corner of said Lot 32;
thence, heading S 66 degrees 14' 40" E 235.49' (Two Hundred
Thirty-Five and Forty Nine One Hundredths feet) along Lot 33 to a
point marked with an iron pin and representing the easterly corner
of said Lot 32; thence heading S 44 degrees 39' 11" W 180.00'
(One Hundred Eighty and no One Hundredths feet) along Lot 68 to a
point marked with an iron pin and representing the southerly
corner of said Lot 32; thence, heading N 56 degrees 09' 18" W
223.97' (Two Hundred Twenty-Three and Ninety Seven One Hundredths
feet) along Lot 31 to the beginning point.

The above description meaning and intending to describe said Lot
32 of Ridge Road Development approved by the Waterville Planning
Board 6/13/77 and registered in the Kennebec County Registry of
Deeds, File Number D-7661-15. Said Lot 32 contains 34,980 Sq. Ft.

This conveyance is made subject to all restrictions and covenants
of record including those required by the Maine Department of
Environmental Protection, dated June 8, 1983, recorded in said
Registry of Deeds in Book 2575, Page 93.

This conveyance is also all subject to all easements, rights of
way, and zoning restrictions of record.

Also an easement for the purposes of installing and maintaining a sewer service for said Lot 32, said easement more particularly described as follows:

Beginning at a point on the southwesterly line of Lot 69 and the northeasterly side of Pleasant Hill Drive right-of-way; thence, heading N 45 degrees 20' 49" W 2.50' (two and fifty one hundredths feet) along the southwesterly line of said Lot 69 to a point marked with an iron pin and representing the westerly corner of said Lot 69 also representing the southerly corner of Lot 31; thence, continuing N 45 degrees 20' 49" W 2.50' (two and fifty one hundredths feet) along the southwesterly line of said Lot 31 to a point; thence heading N 44 degrees 39' 11" E 179.52' (one hundred seventy-nine and fifty-two one hundredths feet) parallel with the southeasterly line of said Lot 31 to a point on the northeasterly line of said Lot 31 and on the southwesterly line of Lot 32; thence, heading S 56 degrees 09' 18" E 2.55' (two and fifty-five one hundredths feet) along the northeasterly line of said Lot 31 to a point marked with an iron pin and representing the easterly corner of said Lot 31 also representing the southerly corner of aforementioned Lot 32; thence, continuing S 45 degrees 20' 49" E 2.50' (two and fifty one hundredths feet) to a point; thence, heading S 44 degrees 39' 11" W 180.00' (one hundred eighty and no one hundredths feet) parallel with the northwesterly lines of Lot 68 and aforementioned Lot 69 to the beginning point.

Above description meaning and intending to describe a parcel of land 5' (five feet) wide by 180.00' (one hundred eighty and no one hundredths feet) long, 2.50' (two and fifty one hundredths feet) wide on either side of the property line between Lots 31 & 69 and Lots 31 & 68. Said parcel of land to be a sewer service easement for purposes of installing and maintaining a sewer service to Lot 32 in such easement.

For reference see plan titled Ridge Road Development approved by the Waterville Planning Board June 13, 1977 and recorded in the Kennebec County Registry of Deeds, File No. D-7661-15, and dated August 15, 1977 and recorded in File No. B86189.

Also another easement for the purposes of installing and maintaining a sewer service for said Lot 32, said easement more particularly described as follows, to wit:

Beginning at an iron pin on the northwesterly side of Blue Jay Way marking the southerly corner of Lot 68; thence N 39 degrees 29' 14" E a distance of 173.83' (one hundred seventy-three and eighty-three one hundredths feet) to an iron pin marking the northerly corner of Lot 69 and the southwesterly corner of Lot 68. Thence N 44 degrees 39' 11" E a distance of 20' (twenty and no one hundredths feet) to an iron pin marking the southerly corner of Lot 32; thence continuing N 44 degrees 39' 11" E a distance of 5' (five and no one hundredths feet) to a point; thence S 39 degrees 29' 14" E a distance of 5' (five and no one hundredths feet) to a point; thence, S 44 degrees 39' 11" W a distance of 20' (twenty and no one hundredths feet) to a point 5' (five and no one hundredths feet) from the boundary between Lots 68 and 69; thence S 39 degrees 29' 14" E a distance of 169' (one hundred sixty-nine and no one hundredths feet), more or less, to the northwesterly sideline of Blue Jay Way; thence S 66 degrees 47' 00" E a distance of 5' (five and no one hundredths feet) to an iron pin marking the point and place of beginning

By acceptance of these easements, the Grantees agree that all installation and maintenance will be at their expense and that they will restore the land to its condition prior to such installation or maintenance.

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TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the 67-1
privileges and appurtenances thereof, to the said
Jerome Gerard and Karla Gerard, as joint tenants and
not as tenants in common, their heirs and assigns, to them and their own
use and behoof forever.

AND, I do COVENANT with the said Grantees, their heirs and
assigns, that I am lawfully seized in fee of the premises, that they
are free of all encumbrances; that I have good right to sell and convey
the same to the said Grantees to hold as aforesaid; and that I and my
heirs shall and will WARRANT AND DEFEND the same to the said Grantees,
their heirs and assigns forever, against the lawful claims and demands of
all persons.

IN WITNESS WHEREOF, I, the said James A. McBrady,
relinquishing and conveying all rights by descent and all other rights to
the above described premises,
have hereunto set my hand and seal this 2nd day of the
month of June, A.D. 1987.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF
Lisa Anne V. Steinbeiser James A. McBrady
WITNESS JAMES A. McBRADY

STATE OF MAINE, COUNTY OF Cumberland June 2, 1987

Then personally appeared the above named
James A. McBrady

and acknowledged the foregoing instrument to be his free act and
deed.

Before me,
Lisa Anne V. Steinbeiser
Notary Public/Attorney-at-Law
LISA ANNE V. STEINBEISER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JANUARY 12, 1994
(printed name of person taking acknowledgment)

